

Commercial



2554 SQFT



5 Beds



2 Baths



5 Car



0.39 Acre

## PROPERTY DETAILS

FANTASTIC OPPORTUNITY!!! I-1 ZONING WITH MIXED USE AS RESIDENTIAL DUPLEX GRANDFATHERED IN BY CITY. TONS OF ALLOWABLE USES. MULTI-FAMILY WITH INDUSTRIAL YARD, FLEX, LIVE/WORK, 1400+SF SHOP/GARAGE AND FULLY FENCED, PAVED YARD. OPPORTUNITY ZONE + ENTERPRISE ZONE, TONS OF UPGRADES DONE. FULLY REMODELED INTERIOR INCLUDING KITCHEN, BATHS, FLOORING, PAINT, FIXTURES, NEW WINDOWS, NEW EXTERIOR PAINT, PARTIAL NEWER FENCING. CENTRALLY LOCATED.



**RaNae Rodriguez**

303-875-4091

ranae@mscadvisors.com

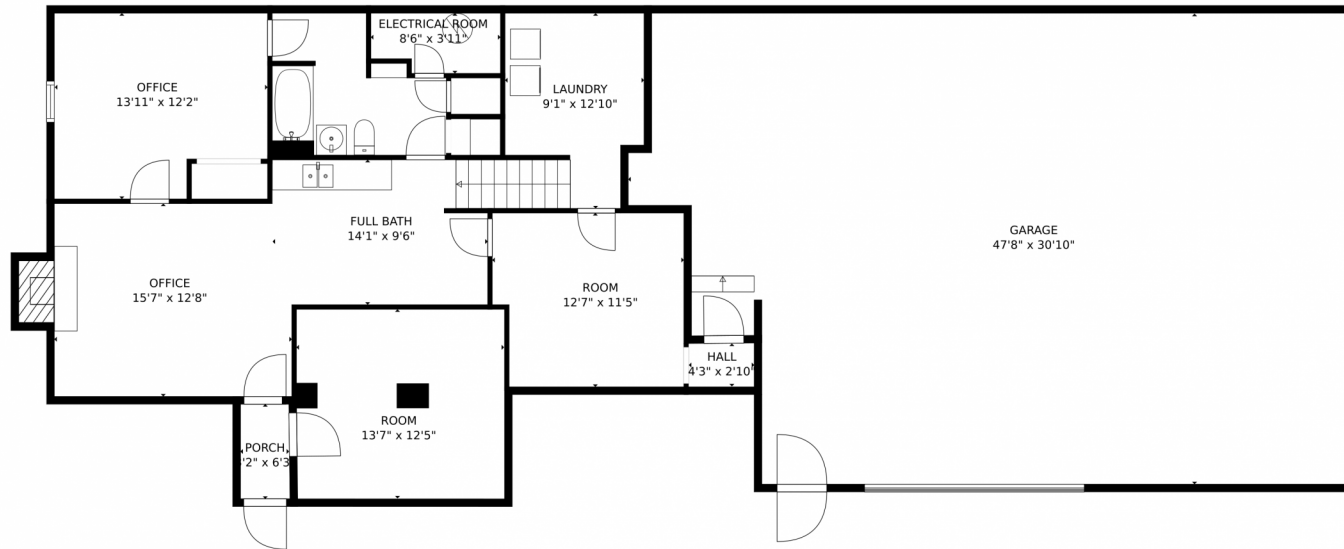
<http://www.mscadvisors.com>



Scan code  
for more  
property  
details



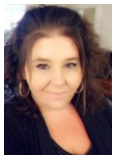
# 2495 South Raritan Street, Englewood, CO 80110 – First Floor



GROSS INTERNAL AREA  
Below Ground: 790 sq. ft, FLOOR 2: 1049 sq. ft  
EXCLUDED AREAS: PORCH: 107 sq. ft  
ELECTRICAL ROOM: 33 sq. ft  
ROOM: 169 sq. ft  
GARAGE: 1337 sq. ft  
LAUNDRY: 96 sq. ft  
UNDEFINED: 8 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



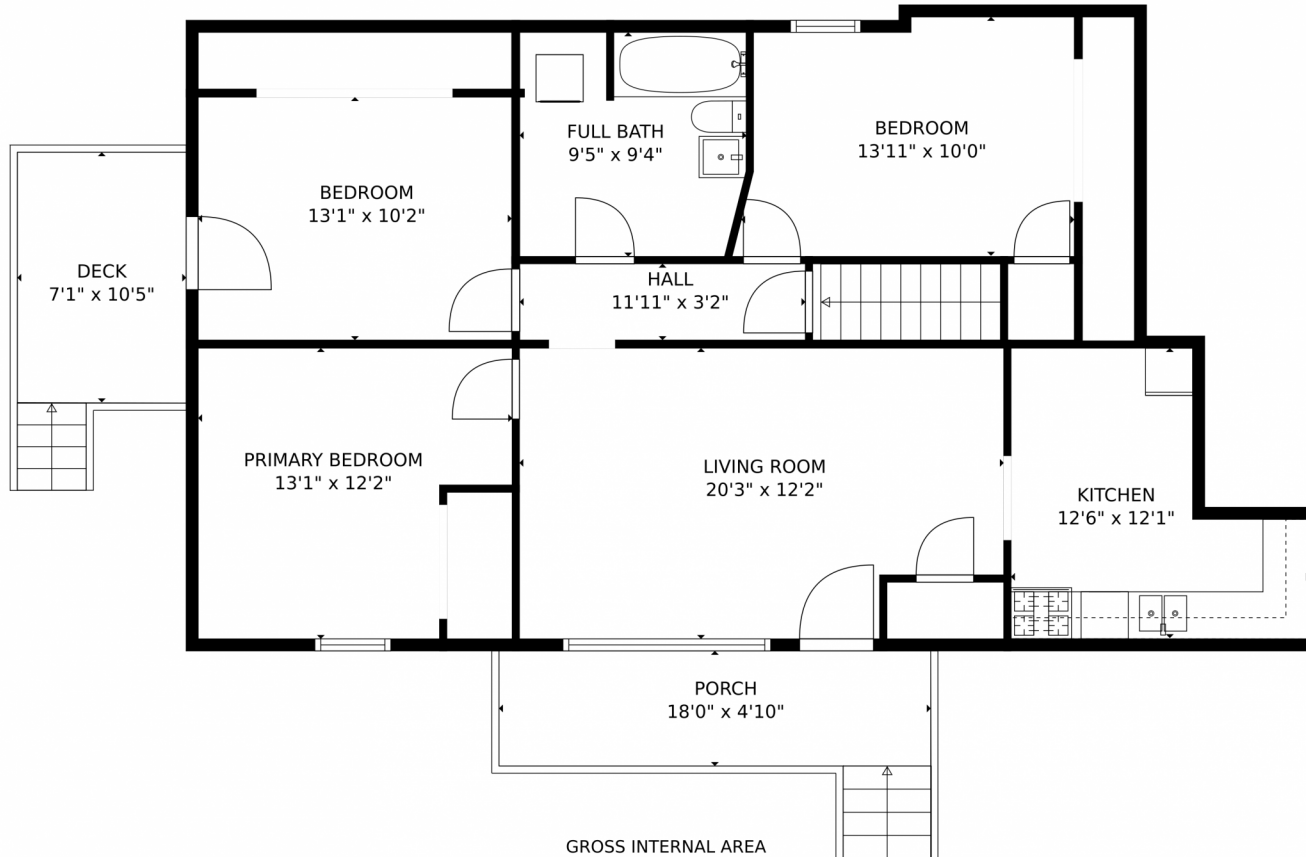
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**RaNae Rodriguez**  
303-875-4091  
ranae@mscadvisors.com  
<http://www.mscadvisors.com>



2495 South Raritan Street, Englewood, CO 80110 – Second Floor

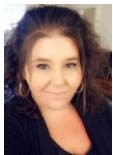


GROSS INTERNAL AREA  
Below Ground: 790 sq. ft, FLOOR 2: 1049 sq. ft  
EXCLUDED AREAS: PORCH: 107 sq. ft  
ELECTRICAL ROOM: 33 sq. ft  
ROOM: 169 sq. ft  
GARAGE: 1337 sq. ft  
LAUNDRY: 96 sq. ft  
UNDEFINED: 8 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



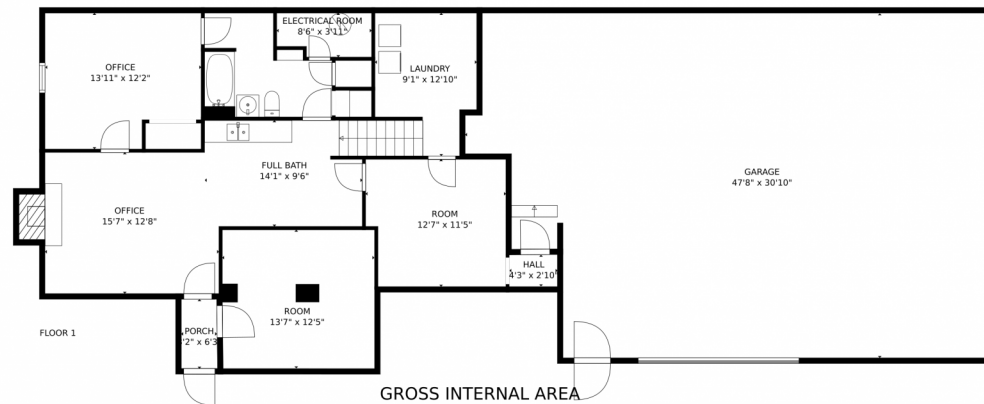
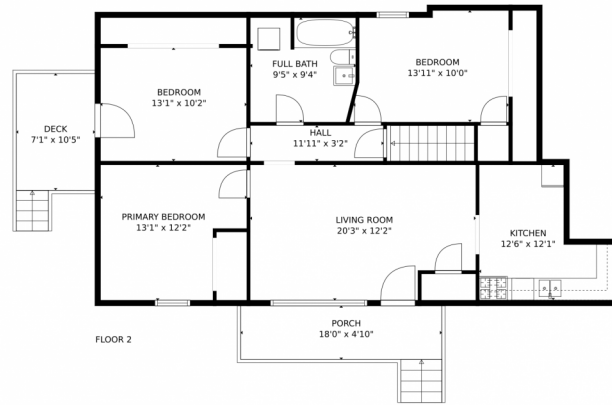
**RaNae Rodriguez**  
303-875-4091  
ranae@mscadvisors.com  
<http://www.mscadvisors.com>



Scan code  
for more  
property  
details



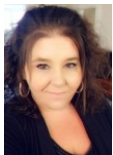
# 2495 South Raritan Street, Englewood, CO 80110 – All Floors



GROSS INTERNAL AREA  
Below Ground: 790 sq. ft, FLOOR 2: 1049 sq. ft  
EXCLUDED AREAS: PORCH: 107 sq. ft  
ELECTRICAL ROOM: 33 sq. ft  
ROOM: 169 sq. ft  
GARAGE: 1337 sq. ft  
LAUNDRY: 96 sq. ft  
UNDEFINED: 8 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



**RaNae Rodriguez**  
303-875-4091  
ranae@mscadvisors.com  
<http://www.mscadvisors.com>

